| 153.0 | 0003 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 745,500 / 745,500 |
| | | | | | USE VALUE: | 745,500 / 745,500 |
| | | | | | ASSESSED: | 745,500 / 745,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 48 | | FAYETTE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GREABLE WILLIAM E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 48 FAYETTE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LALLY DOROTHY M - |
| Owner 2: | - |
| Street 1: | 48 FAYETTE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6243.000 | 259,700 | | 485,800 | 745,500 |
| Total Card | 0.143 | 259,700 | | 485,800 | 745,500 |
| Total Parcel | 0.143 | 259,700 | | 485,800 | 745,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.34 /Parcel: 468.34

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 101623

**GIS Ref**

**GIS Ref**

**Insp Date** 04/26/18

!12003!

## PREVIOUS ASSESSMENT

Parcel ID: 153.0-0003-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 259,700 | 0 | 6,243. | 485,800 | 745,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 251,900 | 0 | 6,243. | 485,800 | 737,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 268,700 | 0 | 6,243. | 485,800 | 754,500 | 754,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 213,500 | 0 | 6,243. | 455,500 | 669,000 | 669,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 200,100 | 0 | 6,243. | 376,500 | 576,600 | 576,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 200,100 | 0 | 6,243. | 346,200 | 546,300 | 546,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 200,100 | 0 | 6,243. | 315,800 | 515,900 | 515,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 195,300 | 0 | 6,243. | 309,700 | 505,000 | 505,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 13:38:42 |

**LAST REV**

| Date | Time |
|---|---|
| 10/06/20 | 12:03:21 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12003

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LALLY DOROTHY M | 1553-61 | 1 | 12/18/2019 | | 750,000 | No | No | | |
| | 803-165 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 101623 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/17/2015 | 197 | Manual | 14,000 | | | | | Installl 20 replac |
| 6/16/1999 | 352 | Manual | 1,000 | | | | | REPLACE PORCH WIND |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/23/2020 | SQ Mailed | JO | Jenny O |
| 10/15/2018 | Info By Phon | DGM | D Mann |
| 4/26/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/12/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/23/1999 | Meas/Inspect | 272 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6243 | | Sq. Ft. | Site | | 0 | 80. | 0.97 | 9 | | | | | | | | | 485,830 | | | | | | 485,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14332 | Total SF/SM: | 6243 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 485,830 | Spl Credit | | Total: | 485,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1937 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | L - Location | 5.0 | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 34.45 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.30963063 |
| Const Adj.: | 1.00220132 |
| Adj $ / SQ: | 170.627 |
| Other Features: | 75000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 396172 |
| Depreciation: | 136481 |
| Depreciated Total: | 259691 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

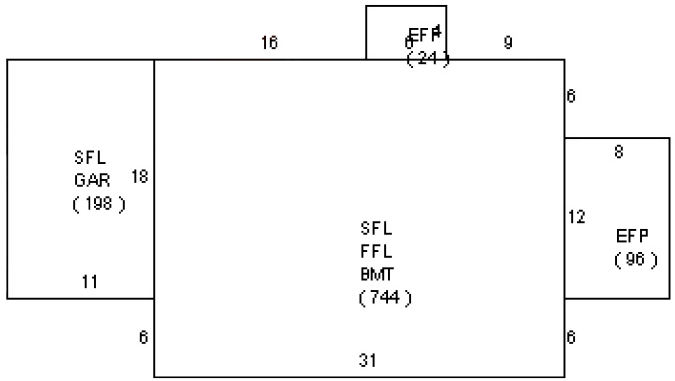
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 170.63 |
| Special Features: | 0 | Val/Su Net: | 97.85 |
| Final Total: | 259700 | Val/Su SzAd | 163.15 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 848 | 170.630 | 144,657 |
| BMT | Basement | 744 | 51.190 | 38,084 |
| FFL | First Floor | 744 | 170.630 | 126,946 |
| GAR | Garage | 198 | 27.690 | 5,482 |
| EFP | Enclos Porch | 120 | 50.020 | 6,003 |

Net Sketched Area: 2,654 | Total: 321,172

Size Ad 1591.7999 | Gross Area 2748 | FinArea 1592

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 90 | | | | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

153.0-0003-0004.0

## IMAGE

AssessPro Patriot Properties, Inc